

WARRANTY DEED  
Corporate GrantorDeed Ref  
48-1-81**Know all Men by these Presents,** 44-128**That FORTY-FOUR ELM STREET, INC.**TRANSFER  
TAX  
PAID

a Corporation organized and existing under the laws of the State of Maine

and having a place of business at 44 Elm Street, Waterville

in the County of Kennebec

**30217** and State of Maine

in consideration of ONE (\$1.00) DOLLAR and other valuable considerations

paid by WILLIAM P. DUBORD and ROBERT P. DUBORD, Trustees of Forty-Four Elm Street Realty Trust, a Trust created by Declaration of Trust dated December 29, 1986 and to be recorded herewith

whose mailing address is P.O. Box 708, Waterville, Maine 04901

the receipt whereof it does hereby acknowledge, does hereby **give, grant, bargain, sell and convey**  
unto the said WILLIAM P. DUBORD and ROBERT P. DUBORD, Trustees of Forty-Four Elm Street Realty Trust, its successors

~~heirs~~ and assigns forever,

A certain lot or parcel of land, with the buildings thereon, situated in Waterville aforesaid, at the corner of Elm and School Streets in said city, and further bounded and described as follows, to wit:

Easterly about five and one-half ( $5\frac{1}{2}$ ) rods by Elm Street; southerly about ten (10) rods by School Street; westerly by land formerly known as the Bowman place; northerly by land formerly known as the Daniel Libby place, and being the same premises known as the Chandler property.

Excepting, however, from the premises above described, a portion or parcel thereof conveyed by Harold F. Chandler et als to Sarah A. Haskell et al by Quit Claim Deed recorded in Kennebec Registry of Deeds in Book 649, Page 139, to which deed and the record thereof reference is hereby made for a more particular description of the parcel excepted herefrom.

Being the same premises conveyed to Forty-Four Elm Street, Inc. by Warranty Deed from F. Harold Dubord et al dated October 18, 1963 and recorded in the Kennebec Registry of Deeds in Book 1320, Page 294.

Subject, however, to a mortgage from Forty-Four Elm Street, Inc. to Heritage Savings Bank dated April 2, 1984 and recorded in the Kennebec Registry of Deeds in Book 2667, Page 221.

**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **WILLIAM P. DUBORD** and **ROBERT P. DUBORD, Trustees of Forty-Four Elm Street Realty Trust, its successors**

~~heirs~~ and assigns, to it and their use and behoof forever.

**And** the said Grantor Corporation does hereby ~~returnant~~ with the said Grantee, its successors ~~heirs~~ and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances except as aforesaid;

that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will **warrant and defend** the same to the said Grantee, its/ ~~heirs~~ and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof,** the said **FORTY-FOUR ELM STREET, INC.**

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by

Robert P. Dubord, its President

thereunto duly authorized, this 29th day of the month of December

A.D. 1986 .

**Signed, Sealed and Delivered**

**in presence of**

FORTY-FOUR ELM STREET, INC. ....  
(Corporate Name)

By Robert P. Dubord .....  
Robert P. Dubord  
Its President

**State of Maine, County of Kennebec ss.**

December 29, 1986 .

Then personally appeared the above named Robert P. Dubord, President

of said Grantor Corporation as aforesaid,

and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation .

Before me,

Pamela Jean Wentworth

PAMELA JEAN WENTWORTH  
Notary Public  
My Commission Expires: 4/26/88

Notary Public  
Attorney at Law

RECEIVED KENNEBEC SS.

1986 DEC 31 AM 9:00

RECORDED FROM ORIGINAL

